



## Legislation Details (With Text)

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**File created:** 6/12/2024    **In control:** City Council

**On agenda:** 6/25/2024    **Final action:** 6/25/2024

**Title:** Public Hearing and Action on a Commercial Corridor Design Review Overlay District Site Plan for 534 22nd Avenue.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Memo, 2. Hearing Notice - City Council, 3. Hearing Notice - Planning Commission, 4. Planning Commission Minutes, 5. Location Map, 6. Application Checklist, 7. Existing Site Plan, 8. Proposed Site Plan, 9. Floor Plans, 10. Existing Elevations, 11. Proposed Elevations, 12. Renderings

Date	Ver.	Action By	Action	Result
6/25/2024	1	City Council		

Public Hearing and Action on a Commercial Corridor Design Review Overlay District Site Plan for 534 22<sup>nd</sup> Avenue.

### Summary:

Interstate Telecommunications Cooperative Inc. has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project includes a small expansion of the existing ITC facility located at 534 22<sup>nd</sup> Avenue near the intersection of 22<sup>nd</sup> Avenue and 6<sup>th</sup> Street.

### Recommendation:

The Development Review Team recommends approval of the site plan including the following exceptions:

- Reduction of required 20% windows on first floor facades.
- Reduction of required landscape area (6.1-foot landscape area along 22<sup>nd</sup> Avenue).
- Front yard setbacks (existing 6.1-foot and 25.6-foot front yard setbacks).
- Side yard setback (proposed 18.1-foot side yard setback).

The Planning Commission voted 7-0 to recommend approval of the site plan including the following exceptions:

- Reduction of required 20% windows on first floor facades.
- Reduction of required landscape area (6.1-foot landscape area along 22<sup>nd</sup> Avenue).
- Front yard setbacks (existing 6.1-foot and 25.6-foot front yard setbacks).
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### Attachments:

- Memo
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- Hearing Notice - Planning Commission

Planning Commission Minutes  
Location Map  
Application Checklist  
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Floor Plans  
Existing Elevations  
Proposed Elevations  
Renderings